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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)

MA&UD DEPT. – ANDHRA PRADESH BUILDING RULES, 2017 – AMENDMENTS PROPOSED – DRAFT AMENDMENTS - NOTIFICATION – INVITING OBJECTIONS AND SUGGESTIONS – ISSUED- REG.

[Memo.No.2635884/M2/2025, Municipal Administration & Urban Development (M) Department, 06th May, 2025]

APPENDIX NOTIFICATION

In exercise of the powers conferred by section 585 read with section 592 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act, 1955); section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 of the Andhra Pradesh Municipalities Act, 1965, section 44 (1) of the Andhra Pradesh Town Planning Act, 1920, sub-section 2 of section 18 of the Andhra Pradesh Capital Region Development Authority Act, 2014 and Sections 116 and 117 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the following draft amendments are proposed to AP Building Rules, 2017 issued in G.O.Ms.No.119, MA&UD (H) Dept., dated 28.03.2017 and amendments issued thereon from time to time.

Notice is hereby given that the draft will be taken into consideration after expiry of seven (7) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect to these before the expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Director of Town and Country Planning, A.P., Mangalagiri / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi.

DRAFT AMENDMENTS

In the said Rules:-

I. In Rule 3,-

1. In sub-rule (17), after the clause (e), the following clause (f) shall be inserted, namely,-

(f) In case, if underground drainage system (UGD) is available, the owner/developer has to take permission for connection of UGD by paying necessary charges as fixed by the ULB/UDA at the time of applying for building permission.

II. In Rule 6,-

1. In sub rule (1), clause (a), the following shall be substituted, namely,-

(a) Balcony is permitted above 3m from Ground level with a width of 1.5mts for the plots where the minimum setbacks having 3mts in case of non-high rise buildings.

2. after sub-rule (30), the following sub-rule (31) shall be inserted, namely,-

(31) The applicant shall mandatorily provide Common Telecom Infrastructure and broadcasting services viz. Cable TV, DTH and Security Services viz. CCTV Cameras and futuristic services viz. IoT based sensors in all the residential apartments, Group Development Schemes, Group Housing Projects, High Rise buildings, Commercial Complex/Multiplexes/Malls, Hotel, Airport, Police/ Government offices/ buildings as per the Provisions for In-Building Solutions, Digital Communication Infrastructure addendum guidelines issued by MoHUA, GoI. Further, the Sanctioning Authority shall ensure that, the said infrastructure is provided / complied while issue of Occupancy Certificate.

III. In Rule 57,

1. In sub rule (2), for clause (a), table-17 the following shall be substituted, namely,-

Table-17

S. No.	Plot Size (in Sq.m) Above – Up to	Parking provision	Height (in m) Permissible Up to	Abutting road width (in m)	Minimum Front Setback to be left (in m)	Minimum setbacks on remaining sides to be left (in m)
A.	B.	C.	D.	E.	F.	G.
1	Less than - 50	-	7	all type of roads	1	-
2	50-100	-	10	all type of roads	1	-
3	100 - 200	Stilt floor	10	all type of roads	1	0.75
4	200 - 300	Stilt floor	10	all type of roads	1.5	1 .0
5	*300 500	Stilt floor	7	all type of roads	2.5	1.5
			12	all type of roads	3	2
6	500 -750	Stilt + one cellar floor	7	all type of roads	3	2.5
			12	all type of roads	3	3
			15	Up to 12m	3	3.5
				Above 12m	4	
7	750 -1000	Stilt + one cellar floor	7	all type of roads	3	3
			12	all type of roads	3	3.5
			15	Up to 12m	3	4.0
				Above 12m	4	

		Stilt + two cellar floor	7	all type of roads	3	3.5
			12	all type of roads	3	4.0
			15	Up to 12m	3	5.0
				Above 12m	4	
8	1000 2500	-	18**	Up to 12m	3	6.0
				Above 12m	4	
				& up to 18m		
				Above 18m	5	
				& up to 24m		
				Above 24m	5.5	
		Stilt + 2 or more cellar floors	7	all type of roads	3	5
			15	Up to 12m	3	6
				Above 12m	4	
9	Above 2500	-	18**	Up to 12m	3	7
				Above 12m	4	
				& up to 18m		
				Above 18m	5	
				& up to 24m		
				Above 24m	5.5	

2. In sub rule (2), for clause (a), table-17a, shall be omitted.

3. In sub rule (4), the following shall be substituted, namely,-

(4)* In case of non-residential buildings proposed in plots having an extent of 300-500sq.m, cellar floor for parking may be considered subject to

fulfillment of the required Parking space requirements for the proposed building as given in these Rules and wherever ramp is not feasible provision may be made for mechanized parking. Additionally, applicant shall submit the indemnity bond on Rs. 100/- stamp paper, duly attested by a notary. It is certified that during the construction of the basement/cellar floor, it shall be the sole responsibility of the Building Permit holder to ensure that the buildings or structures on the adjoining sites are not weakened or damaged and a structural certificate from structural engineer must be submitted, confirming that all necessary measures have been taken in the design to protect the safety of adjacent buildings.

4. In sub rule (5), the following shall be substituted, namely,-

** Buildings of height above 15m and below 18m in Sl.Nos.8 & 9 above, shall be permitted only if such plots abut minimum 12m wide roads only.

5. In sub rule (6), clause (b) the following shall be substituted, namely,-

(b) Where a site abuts more than one road, then the front setback should be insisted towards the bigger road width and for the remaining side or sides, the setback as at Column- (G) shall be insisted.

6. In sub rule (6), clause (J) the following shall be substituted, namely,-

(g) For narrow plots having extent not more than 400sq.m and where the length is 4 times of the width of the plot, the setbacks on sides may be compensated in front and rear setbacks so as to ensure that the overall aggregate setbacks are maintained in the site, subject to maintaining a minimum of side setback of 1m in case of buildings of height up to 10m **and minimum of 1.5m** in case of buildings of height above 10m and up to 15m without exceeding overall permissible plinth area. (This Rule shall not be applicable for made-up plots.)

IV. In Rule 61,

1. in sub rule (11), the following shall be substituted, namely,-

(11) The open space to be left between two blocks also shall be equivalent to the setback mentioned in Column – (G) of Table-17 and Column – (E) of Table-18 for Non High Rise & High Rise buildings respectively.

2. in sub rule (15), the following shall be substituted, namely,-

(15) In case of non-residential buildings, the applicant shall provide a minimum of 10% as net site area as organized open space and submit an undertaking in the prescribed format that they will maintain open space so provided intact for greenery and if any structure comes in that open space, the local authority can demolish that structure without any notice. This open space shall be provided maximum in two locations up to site area of 40,000 Sq.m (10 acres) and for the sites beyond 10 acres, it can be allowed in more than two locations subject to condition that the extent shall not be less than 2000 Sq.m. at any location.

3. after sub-rule (15), the following sub-rule (16) shall be inserted, namely,-

(16) Security post is permitted in the front setback area. A typical minimum size could range from 1.5 m x 1.5 m to 2 m x 2 m.

4. after sub-rule (16), the following sub-rule (17) shall be inserted, namely,-

(17) Sewage Treatment Plan (STP) or Effluent Treatment Plant (ETP) are allowed within the building setback area other than front set back below the ground level.

V. In Rule 66,-

1. sub-rule (1), Table-18 the following shall be substituted namely,-

Minimum abutting road width and all-round open space /setback for High Rise Buildings

Height of building (in meters)		Minimum abutting road width (in meters)			Minimum all-round open space (in meters)
Above	Up to	Site abutting to single road	Site abutting to Two or more roads		
(A)	(B)	(C)	(D)	(E)	
-	21	12	-	7	
21	24	12	-	8	

24	27	18	-	9
27	30	18	-	10
30	35	24	18	11
35	40	24	18	12
40	45	24	18	13
45	50	30	24	14
50	55	30	-	16
55	70	30	-	17
70	120	30	-	18
Above 120		30	-	20

2. in sub-rule (4), the following shall be substituted namely,-

(4) The balcony up to 2m may be allowed projecting onto the open spaces from 6m height on wards in all High-rise buildings and 50% area of covered balcony up to 2.00 m width may be permitted

(or)

The total covered balcony up to 2.00 m may be permitted on surrender of 50% of Transferable Development Rights (TDR) of balcony area.

VI. In Rule 143,-

1. After the sub-rule (4), the following sub-rule (5) shall be inserted, namely,-

(5) In-situ Dry and Wet Waste management shall be carried out in all Group Housing Projects/ Apartments, Group Development Schemes, High Rise buildings. Further, the Sanctioning Authority shall ensure that, the said infrastructure is complied while issue of Occupancy Certificate.

VII. In Rule 167,

1. in sub-rule (2), for clause (i), the following shall be substituted, namely,-

"(i) Upon surrendering affected site area, the owner of the site would be entitled to TDR as given in Rule-168 of AP Building Rules, 2017.

(or)

The owner shall be permitted to construct additional built-up area equivalent to the TDR area allowed under Rule-168, provided the setbacks are maintained as specified in Rule-167(ii), without insisting Road Development Plan (RDP). After utilization of TDR area in-situ (including Peripheral road), if the applicant is still eligible for TDR for balance extent can be considered after obtaining the Occupancy Certificate of in-situ building. However, for greenfield roads or areas where no road exists (e.g., barren lands under Master Plan roads), RDP shall be required."

2. in sub rule (2), for clause (ii), the following shall be substituted, namely,-

(ii)The TDR as issued above is allowed to be utilized for construction of additional built up area as detailed below:

a. Non-High Rise Buildings (upto 18m Height from ground level including TDR Floors):

To construct up to two additional floors, or setback relaxations, or up to two additional floors with setback relaxations subject to maintaining minimum setback as given below:

S.No.	Width of the road (in mts)	Minimum front setback (in mts)	Minimum setbacks on remaining sides (in mts)
1	Above 18	3	For site areas: i. upto 300 sq.mt- 1.50 m ii. above 300 to 500 Sq.mts - 2.00m iii. above 500 Sq.mts - 2.50m
2	Up to 18	2	

Note:

1. TDR floors are not allowed in case of existing road width is less than 9 m.
2. In respect of Apartment Complexes / Building / Block of residential nature, in sites up to 1000sq.m where TDR floors are allowed the Parking requirement shall be deemed to be met if the entire stilt floor is left for parking.

b. High Rise Buildings:

To construct up to two additional floors, or setback relaxations, or up to two additional floors with setback relaxations subject to maintaining minimum setback as given below and also subject to satisfaction of the parking norms

S.no	Minimum abutting road Width (in mts)	Height of the building including TDR floor(in mts)	Minimum all round setback (in mts)
1.	12	Up to 30	7
2.	18	Above 30 and up to 45	8
3.	24	Above 45 and up to 70	9
4.	30	Above 70	12

**S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT**